

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, OCTOBER 4, 2000**

PRESENT: Walter L. Alcorn, Commissioner At-Large  
John R. Byers, Mount Vernon District  
Judith W. Downer, Dranesville District  
Janet R. Hall, Mason District  
Suzanne F. Harsel, Braddock District  
John B. Kelso, Lee District  
Ronald W. Koch, Sully District  
Ilryong Moon, Commissioner At Large  
Peter F. Murphy, Jr., Springfield District  
John M. Palatiello, Hunter Mill District  
Linda Q. Smyth, Providence District  
Laurie Frost Wilson, Commissioner At-Large

ABSENT: None

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The meeting was called to order at 8:25 p.m. by Chairman Peter F. Murphy, Jr.

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**COMMISSION MATTERS**

Commissioner Harsel referred to 2232-B00-20, Department of Public Works and Environmental Services, an application for the Burke Library, and MOVED THAT THE PUBLIC HEARING BE MOVED TO A DATE CERTAIN OF OCTOBER 26, 2000.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn and Wilson not present for the vote.

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Commissioner Smyth announced that application RZ-2000-PR-005, Lapas, LC, had been withdrawn and would not be heard tomorrow night, October 5, 2000, as scheduled.

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Commissioner Smyth announced her intent to defer the public hearing on RZ-2000-PR-006, Francisco Cortes and Leanne Spies, from October 5, 2000 to an indefinite date.

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Commissioner Alcorn, as Chairman of the Residential Development and Infill (RDI) Committee, announced these upcoming events:

October 11, 2000 - Workshop and Public Hearing - 7:30 p.m. - Board Auditorium  
October 25, 2000 - RDI Committee Meeting - 7:30 p.m. - Board Conference Room  
November 1, 2000 - RDI Committee Meeting - 7:30 p.m. - Board Conference Room  
November 15, 2000 - RDI Committee Meeting - 7:30 p.m. - Board Conference Room  
November 29, 2000 - Commission mark-up of RDI Committee recommendations -  
7:30 p.m. - Board Auditorium

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Commissioner Murphy announced his intent to defer the public hearing on SE-98-S-024, Trustees of Knollwood Baptist Church, d/b/a Knollwood Community Church, from October 26, 2000 to December 14, 2000.

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FS-V00-76 - VOICESTREAM, 9128 Belvoir Court

Commissioner Byers MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DEPARTMENT OF PLANNING AND ZONING'S DETERMINATION THAT THE TELECOMMUNICATION FACILITY PROPOSED BY VOICESTREAM WIRELESS, LOCATED AT 9128 BELVOIR COURT, IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Koch seconded the motion which carried unanimously with Commissioners Alcorn and Wilson not present for the vote.

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2232-D00-6 - AT&T WIRELESS (Decision Only)

(The public hearing on this application was held on May 4, 2000. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Downer MOVED THAT THE PLANNING COMMISSION DETERMINE, IN ACCORDANCE WITH SECTION 15.2-2232 OF THE CODE OF VIRGINIA, AS AMENDED, THAT THE TELECOMMUNICATIONS FACILITY ESTABLISHED AND PROPOSED FOR MODIFICATION BY AT&T WIRELESS SERVICES, AT THE I-495 GEORGE WASHINGTON PARKWAY EXIT IN MCLEAN ALONG WITH THE CO-LOCATED TELECOMMUNICATIONS FACILITY ESTABLISHED AND PROPOSED FOR MODIFICATION BY WASHINGTON-BALTIMORE CELLULAR LIMITED PARTNERSHIP, BE FOUND SUBSTANTIALLY IN ACCORD WITH PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn and Wilson not present for the vote.

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PCA-92-P-001-2 - WEST\*GROUP PROPERTIES

PCA-1998-PR-052 - WEST\*GROUP PROPERTIES

SEA-98-P-051 - WEST\*GROUP PROPERTIES (Decisions Only)

(The public hearing on these applications was held on September 28, 2000. A complete verbatim transcript of the decisions made is included in the date file.)

Commissioner Smyth RECOMMENDED THAT THE BOARD OF SUPERVISORS APPROVE PCA-92-P-001-2 AND PCA-1998-PR-052, SUBJECT TO THE EXECUTION OF PROFFERS DATED OCTOBER 4, 2000.

Commissioner Koch seconded the motion which carried by a vote of 10-0-1 with Commissioner Alcorn abstaining; Commissioner Wilson not present for the vote.

Commissioner Smyth RECOMMENDED THAT THE BOARD OF SUPERVISORS APPROVE SEA-98-P-051, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED OCTOBER 4, 2000, AND SUBJECT TO THE APPROVAL OF PCA-92-P-001-2 AND PCA-1998-PR-052, AND SUBJECT TO THE EXECUTION OF PROFFERS DATED OCTOBER 4, 2000.

Commissioner Koch seconded the motion which carried by a vote of 10-0-1 with Commissioner Alcorn abstaining; Commissioner Wilson not present for the vote.

Commissioner Smyth RECOMMENDED THAT THE BOARD OF SUPERVISORS APPROVE A MODIFICATION OF THE TRANSITIONAL SCREENING AND A WAIVER OF THE BARRIER REQUIREMENTS ALONG THE NORTH PROPERTY LINE TO THAT SHOWN ON THE SE PLAT FOR SEA-98-P-051.

Commissioner Koch seconded the motion which carried by a vote of 10-0-1 with Commissioner Alcorn abstaining; Commissioner Wilson not present for the vote.

Commissioner Smyth RECOMMENDED THAT THE BOARD OF SUPERVISORS WAIVE THE INTERIOR PARKING LOT LANDSCAPING, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS FOR SEA-98-P-051.

Commissioner Koch seconded the motion which carried by a vote of 10-0-1 with Commissioner Alcorn abstaining; Commissioner Wilson not present for the vote.

Commissioner Smyth RECOMMENDED THAT THE BOARD OF SUPERVISORS WAIVE THE MINIMUM YARD REQUIREMENTS AS SHOWN ON THE SEA PLAT FOR SEA-98-P-051, PER SECTION 2-418 OF THE ZONING ORDINANCE.

Commissioner Koch seconded the motion which carried by a vote of 10-0-1 with Commissioner Alcorn abstaining; Commissioner Wilson not present for the vote.

Commissioner Smyth RECOMMENDED THAT THE BOARD OF SUPERVISORS WAIVE THE TRAIL REQUIREMENTS ALONG PUBLIC STREETS FRONTING INDIVIDUAL BUILDING SITES IN LIEU OF FOUR-FOOT WIDE CONCRETE SIDEWALKS. IT SHOULD BE NOTED THAT THIS WAIVER DOES NOT INCLUDE THOSE TRAILS WHICH ARE WITHIN PARK AUTHORITY LAND.

Commissioner Koch seconded the motion which carried by a vote of 10-0-1 with Commissioner Alcorn abstaining; Commissioner Wilson not present for the vote.

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#### ORDER OF THE AGENDA ITEMS

Secretary Harsel set the following order for the agenda items:

1. PCA-C-448-24 - KINGSTOWNE RESIDENTIAL OWNERS CORP.  
FDPA-C-448-28 - KINGSTOWNE RESIDENTIAL OWNERS CORP.
2. RZ-1999-PR-060 - RIVER TOWERS BUILDING NUMBER 3 JOINT VENTURE  
FDP-1999-PR-060 - RIVER TOWERS BUILDING NUMBER 3 JOINT VENTURE
3. RZ-2000-HM-003 - DULLES TECH LC  
PCA-81-C-060 - DULLES TECH LC  
PCA-79-C-037-3 - DULLES TECH LC
4. RZ-2000-PR-007 - JCE, INC.  
FDP-2000-PR-007 - JCE, INC.

This order was accepted without objection.

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PCA-C-448-24 - KINGSTOWNE RESIDENTIAL OWNERS CORP. -  
Appl. to amend the proffers for DPA-C-448-2 for a previously approved recreational facility to permit modifications & expansion of the facility w/an overall FAR of 0.085 on property located on the W. side of South Van Dorn St., S. of its intersection w/Lake Village Dr. on approx. 4.93 ac. zoned PDH-4. Comp. Plan Rec: Res. at 3-4 du/ac. Tax Map 91-2((1))28A pt. & 28C. (Concurrent w/FDPA-C-448-28.) LEE DISTRICT.

FDPA-C-448-28 - KINGSTOWNE RESIDENTIAL OWNERS CORP. -  
Appl. to amend FDP-C-448-28 for a previously approved recreational facility to permit modifications & expansion of the facility on property located on the W. side of South Van Dorn

PCA-C-448-24 - KINGSTOWNE RESIDENTIAL OWNERS CORP.  
FDPA-C-448-28 - KINGSTOWNE RESIDENTIAL OWNERS CORP.

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St., S. of its intersection w/Lake Village Dr. on approx. 4.93 ac. zoned PDH-4. Tax Map 91-2((1))28A pt. & 28C. (Concurrent w/PCA-C-448-24.) LEE DISTRICT. JOINT PUBLIC HEARING.

Robert Lawrence, Esquire, with Reed, Smith, Hazel and Thomas, reaffirmed the affidavit dated September 15, 2000. There were no disclosures by Commission members.

Commissioner Kelso asked that Chairman Murphy ascertain whether there were any speakers for this application. There being none, he asked that presentations by staff and the applicant be waived and the public hearing closed. No objections were expressed, therefore Chairman Murphy closed the public hearing and recognized Commissioner Kelso for action on this case. (Verbatim excerpts are in the date file.)

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Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE PCA-C-448-24, SUBJECT TO THE PROFFERS DATED SEPTEMBER 12, 2000.

Commissioner Byers seconded the motion which carried unanimously.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION APPROVE FDPA-C-448-28, SUBJECT TO THE BOARD'S APPROVAL OF PCA-C-448-24 AND SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED SEPTEMBER 21, 2000, WHICH ARE CONTAINED IN ATTACHMENT 6 OF THE STAFF REPORT ADDENDUM.

Commissioner Byers seconded the motion which carried unanimously

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE REQUESTED MODIFICATION TO THE TRANSITIONAL SCREENING YARD REQUIREMENT AND WAIVER OF THE BARRIER REQUIREMENTS BE APPROVED.

Commissioner Byers seconded the motion which carried unanimously.

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RZ-1999-PR-060 - RIVER TOWERS BUILDING NUMBER 3 JOINT VENTURE - Appl. to rezone from C-3, C-5, HC & SC to PDC, HC & SC to permit commercial development w/an overall FAR of 1.20 & approval of the conceptual development plan on property located on the S. side of Leesburg Pike, W. side of Gallows Rd., & approx. 130 ft. S. & W. of the intersection of Leesburg Pike & Gallows Rd. on approx. 3.95 ac. Comp. Plan Rec: Office & retail. Tax Map 39-2((1))7; 39-2((15))9, 11 & 30. (Concurrent w/FDP-1999-PR-060.) PROVIDENCE DISTRICT.

FDP-1999-PR-060 - RIVER TOWERS BUILDING NUMBER 3 JOINT VENTURE - Appl. to approve the final development plan for RZ-1999-PR-060 to permit commercial development on property located on the S. side of Leesburg Pike, W. side of Gallows Rd., & approx. 130 ft. S. & W. of the intersection of Leesburg Pike & Gallows Rd. on approx. 3.95 ac. zoned PDC, HC & SC. Tax Map 39-2((1))7; 39-2((15))9, 11 & 30. (Concurrent w/RZ-1999-PR-060.) PROVIDENCE DISTRICT. JOINT PUBLIC HEARING.

Robert Lawrence, Esquire, with Reed, Smith, Hazel and Thomas, reaffirmed the affidavit dated September 21, 2000. There were no disclosures by Commission members.

Mr. Peter Braham, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the applications.

Mr. Lawrence explained that the purpose of these new applications was to relocate the drive-through windows for the proposed bank and redirect the traffic flow to accommodate the relocation. He noted that the new layout provided for additional stacking spaces and added that the only change to the proffers was the date on the generalized development plan. He offered to answer any questions the Commissioners might have.

In response to a question from Commissioner Smyth, Mr. Lawrence explained that the relocation was requested by new bank personnel and that the applicant also hoped there would be no further changes to the development plan.

In response to questions from Commissioner Alcorn, Mr. Lawrence explained that the off-site easement referred to in the staff report was in the process of being resolved. Mr. Braham added that staff was aware of the situation and was involved in the on-going process. He pointed out that Fairfax Square was developed by right, not through rezoning, which meant that the easement solution did not require review by the Planning Commission.

In response to questions from Commissioner Harsel, Mr. Lawrence explained that there would be two drive-through windows staffed by tellers and one ATM station.

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There being no further comments or questions from the Commission or closing staff remarks, he closed the public hearing and recognized Commissioner Smyth for action on this case. (Verbatim excerpts are in the date file.)

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RZ-1999-PR-060 - RIVER TOWERS BLDG. #3 JOINT VENTURE  
FDP-1999-PR-060 - RIVER TOWERS BLDG. #3 JOINT VENTURE

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Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE RZ-1999-PR-060, SUBJECT TO THE DRAFT PROFFERS DATED SEPTEMBER 27, 2000.

Commissioner Byers seconded the motion which carried unanimously.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION APPROVE FDP-1999-PR-060, SUBJECT TO THE BOARD'S APPROVAL OF RZ-1999-PR-060.

Commissioner Byers seconded the motion which carried unanimously.

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RZ-2000-HM-003 - DULLES TECH LC - Appl. to rezone from R-1 & I-4 to C-3 to permit office use w/an overall FAR of 0.70 on property located in the N.W. quadrant of the intersection of Coppermine Rd. & River Birch Rd. on approx. 6.68 ac. Comp. Plan Rec: Mixed Use. Tax Map 15-4((1))19, 20 & pt. 35. (Concurrent w/PCA-81-C-060 & PCA 79-C-037-3.) HUNTER MILL DISTRICT.

PCA-81-C-060 - DULLES TECH LC - Appl. to delete 0.64 ac. from the proffers for RZ-81-C-060 in order to include it in the land area for RZ-2000-HM-003 in order to permit office & R&D uses w/an overall FAR of 0.70 on property located on the S.W. side of River Birch Rd., approx. 700 ft. N. & W. of its intersection with Coppermine Rd. on approx. 0.64 ac. zoned I-4. Comp. Plan Rec: Mixed use. Tax Map 15-4((1))pt. 35. (Concurrent w/RZ-2000-HM-003 & PCA 79-C-037-3.) HUNTER MILL DISTRICT.

PCA-79-C-037-3 - DULLES TECH LC - Appl. to delete 0.63 ac. from the proffers for RZ-79-C-037 in order to include it in the land area for RZ-2000-HM-003 in order to permit office & R&D uses w/an overall FAR of 0.70 on property located on the W. side of River Birch Rd. at its intersection with Coppermine Rd. on approx. 0.63 ac. zoned I-4. Comp. Plan Rec: Mixed Use. Tax Map 15-4((1))pt. 35. (Concurrent w/RZ-2000-HM-003 & PCA- 81-C-060.) HUNTER MILL DISTRICT. JOINT PUBLIC HEARING.

Frank McDermott, Esquire, with Hunton and Williams, reaffirmed the affidavit dated October 2, 2000. There were no disclosures by Commission members.

Mr. Greg Russ, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the application.

Mr. McDermott stated that the applicant had assembled six acres for the completion of this mixed use complex. He summarized the surrounding uses and listed the amenities, both on and off site. He offered to answer any questions the Commissioners might have.

In response to questions from Commissioner Palatiello, Mr. McDermott explained the off-site pedestrian connections to be provided, noting that they were detailed in Proffer Number 14.

In response to questions from Commissioner Alcorn, Mr. McDermott stated that the applicant had met twice with the Hunter Mill District's Land Use Committee, which unanimously endorsed the applicant's proposal. He said that occupancy of the residential units across the street had begun in July and that there was no homeowners association since they were rental units.

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There being no further comments or questions from the Commission or closing staff remarks, he closed the public hearing and recognized Commissioner Palatiello for action on this case. (Verbatim excerpts are in the date file.)

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Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE PCA-79-C-037-3 AND PCA-81-C-060.

Commissioners Byers and Koch seconded the motion which carried unanimously with Commissioner Harsel not present for the vote.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE RZ-2000-HM-003, SUBJECT TO THE PROFFERS DATED SEPTEMBER 28, 2000 AND SUBJECT TO THE BOARD'S APPROVAL OF PCA-79-C-037-3 AND PCA-81-C-060.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Harsel not present for the vote.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT AND A WAIVER OF THE BARRIER REQUIREMENT ALONG COPPERMINE ROAD IN FAVOR OF THAT SHOWN ON THE GDP.



RZ-2000-HM-003 - DULLES TECH LC  
PCA-81-C-060 - DULLES TECH LC  
PCA-79-C-037-3 - DULLES TECH LC

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Commissioners Byers and Koch seconded the motion which carried unanimously with Commissioner Harsel not present for the vote.

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RZ-2000-PR-007 - JCE, INC. - Appl. to rezone from R-3 to PDH-3 to permit residential development at a density of 2.41 du/ac & approval of the conceptual development plan on property located N. of I-66 & S. of Idylwood Rd., approx. 100 ft. S.E. of the intersection of Hurst St. & Center St. on approx. 9.54 ac. Comp. Plan Rec: 2-3 du/ac. Tax Map 39-4((7))2-6, 6A, 8, 10, 11, 18A, 18B, 19 & a portion of Center St. to be vacated and/or abandoned. (Concurrent w/FDP- 2000-PR-007.) (Approval of this appl. may enable the vacation and/or abandonment of a portion of the public right-of-way for Center St. to proceed under Sect. 15.2- 2272 (2) of the Code of Virginia.) PROVIDENCE DISTRICT.

FDP-2000-PR-007 - JCE, INC. - Appl. to approve the final development plan for RZ-2000-PR-007 to permit residential development on property located N. of I-66 & S. of Idylwood Rd., approx. 100 ft. S.W. of the intersection of Hurst St. & Center St. on approx. 9.54 ac. zoned PDH-3. Tax Map 39-4((7))2-6, 6A, 8, 10, 11, 18A, 18B, 19 & a portion of Center St. to be vacated and/or abandoned. (Concurrent w/RZ-2000-PR-007.) (Approval of this appl. may enable the vacation and/or abandonment of a portion of the public right-of-way for Center St. to proceed under Sect. 15.2-2272 (2) of the Code of Virginia.) PROVIDENCE DISTRICT. JOINT PUBLIC HEARING.

Lynne Strobel, Esquire, with Walsh, Colucci, Stackhouse, Emrich and Lubeley, reaffirmed the affidavit dated September 25, 2000. There were no disclosures by Commission members.

Ms. Cathy Lewis, Zoning Evaluation Division (ZED), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. She noted that staff recommended denial of the applications because of the applicant's failure to meet the P-District standards for residential development, primarily due to incompatibility with surrounding development with regard to lot size and open space.

Ms. Strobel noted that the subject property was currently zoned R-3 and planned for a density range of 2 to 3 dwelling units per acre (du/ac). She explained, however, that the 23 single family homes in the PDH District proposed by the applicant at a density of 2.41

du/ac was more appropriate for the area. She discussed the different styles of housing on the subject property, noting that many were in various states of disrepair. She said that the property was ready for redevelopment and maintained that the applicant's proposal was in harmony with the Comprehensive Plan recommendations. Ms. Strobel said that the application was in compliance with the residential development criteria and noted that changes had been made to the development plan to decrease the density and increase the project's comparability with adjacent neighborhoods. She reviewed the changes, which included:

- ❖ a trail network on site that would be extended off site to Virginia Lane if the appropriate easements were granted;
- ❖ on-site recreation facilities;
- ❖ a commitment to detailed architectural elevations;
- ❖ tree save areas;
- ❖ noise barriers to mitigate highway noise; and
- ❖ a contribution to the Housing Trust Fund.

In conclusion, Ms. Strobel submitted nine letters of support from area residents. (The letters may be found in the date file.)

Chairman Murphy called the first name on the speakers list and recited the rules for public testimony.

The following individuals spoke in opposition to the application. They cited increased traffic, inadequate open space and tree preservation, and the design and location of the proposed sound barrier as their main concerns.

1. Ms. Annamarie Collat, 7627 Center Street, Falls Church
2. Ms. Laura Fall, 7624 Virginia Lane, Falls Church
4. Ms. Annette Zimin, 2407 Hurst Street, Falls Church
6. Ms. Trish Byerly, 2409 Hurst Street, Falls Church
7. Mr. Paul Handly, 7708 Virginia Lane, Falls Church
8. Mr. Ken Barnett, 2491 Hurst Street, Falls Church

Ms. Collat, Ms. Fall, and Mr. Handly responded to questions from the Commission regarding their positions.

Speaker #9, Mr. Frank Phillis, 7615 Center Street, Falls Church, commented that he had no problem with water runoff on his property and that if the applicant could block off the section of land behind the sound barrier so that children would not have access to it, its currently proposed location would be acceptable.

The following individuals spoke in support of the application. They concurred with the applicant that redevelopment of the subject property was needed and that this proposal was compatible with adjacent neighborhoods.

3. Ms. Frances Phillips, 7613 Helena Drive, Falls Church
5. Mr. Charles Kelly, 7607 Helena Drive, Falls Church
10. Ms. Diane Kelly, 7607 Helena Drive, Falls Church
11. Ms. Carol Waldron, P. O. Box 221891, Charlotte, NC,  
owner of property at 7622 Center Street, Falls Church

In response to questions from Commissioner Byers, Ms. Lewis explained that the open space in this instance was not required to be usable. Mr. Peter Braham, ZED, DPZ, clarified that usable open space, as defined by the Zoning Ordinance, was only required in cluster subdivisions.

In response to questions from Commissioner Kelso, Ms. Lewis stated that the side yard setback in the R-3 District was 12 feet for conventional development and 8 feet for cluster development.

There being no further speakers or questions from the Commission, Chairman Murphy called upon Ms. Strobel for a rebuttal statement.

Ms. Strobel pointed out the many benefits of the applicant's proposal, including noise mitigation, increased landscaping, off-site improvements, tree save areas, and on-site recreation. She noted that many of these amenities would not be required or provided if the subject property was developed by right.

In response to questions from Commissioner Harsel, Ms. Strobel explained that PDH was requested to provide greater design flexibility with regard to lot sizes and setbacks. She added that the applicant had proffered to a minimum distance of 12 feet between homes.

In response to questions from Commissioner Downer, Ms. Strobel stated that the proposed noise barrier would be constructed of PVC with a dull finish that would require less maintenance than a wood fence. She offered to provide the Commission with a copy of the noise study prepared at the applicant's expense.

Ms. Lewis and Ms. Strobel responded to questions from Commissioner Wilson regarding the differences between the proffers and the notes on the development plan. Ms. Lewis pointed out that the proffers were more up-to-date and would govern in the event of any discrepancies.

In response to questions from Commissioner Wilson, Mr. John Cowles, an agent for the applicant, explained the parking to be provided.

Ms. Strobel responded to further questions from Commissioner Wilson concerning the noise barrier. Ms. Strobel pointed out that the last sentence of Proffer 7d indicated that if any noise mitigation measure other than the barrier described in the proffers were to be proposed, the Planning Commission's review would be required.

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In response to additional questions from Commissioner Wilson regarding Note 22 on the development plan, Mr. Cowles explained that there could be a berm under the proposed noise barrier if required for adequate noise mitigation.

In response to more questions from Commissioner Wilson concerning Proffer 9g, Ms. Strobel explained, and Mr. Braham confirmed, that administrative review by County staff would be required if the existing home proposed to be retained had to be demolished and rebuilt for any reason. Ms. Strobel added that the applicant had included that paragraph at the suggestion of staff.

In response to further questions from Commissioner Wilson, Mr. Cowles explained that there would be no clearing and grading on the site prior to site plan review and approval by County engineers in the Department of Public Works and Environmental Services.

There being no further comments or questions from the Commission and neither Ms. Lewis nor Ms. Braham having closing staff remarks, Chairman Murphy closed the public hearing and recognized Commissioner Smyth for action on this case. (Verbatim excerpts are in the date file.)

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Commissioner Smyth MOVED THAT THE PLANNING COMMISSION DEFER DECISION ONLY ON RZ-2000-PR-007 TO A DATE CERTAIN OF OCTOBER 18, 2000, WITH THE RECORD TO REMAIN OPEN FOR WRITTEN COMMENT.

Commissioners Alcorn and Byers seconded the motion which carried unanimously.

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The meeting was adjourned at 10:50 p.m.  
Peter F. Murphy, Jr., Chairman  
Suzanne F. Harsel, Secretary

For a verbatim record of this meeting, reference may be made to the audio and video recordings which may be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Gloria L. Watkins

Approved on: June 21, 2001

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Mary A. Pascoe, Clerk to the  
Fairfax County Planning Commission